

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Worcester**

State: **MA**

PJ's Total HOME Allocation Received: **\$28,408,392**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	19			
Program Progress:							
% of Funds Committed	97.08 %	98.74 %	13	96.45 %	57	55	
% of Funds Disbursed	95.18 %	92.11 %	5	87.93 %	86	81	
Leveraging Ratio for Rental Activities	4.51	7.89	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	86.89 %	95.06 %	16	83.38 %	29	28	
% of Completed CHDO Disbursements to All CHDO Reservations***	53.92 %	73.98 %	16	70.15 %	20	21	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	71.35 %	82.03 %	19	80.67 %	19	19	
% of 0-30% AMI Renters to All Renters***	28.91 %	50.63 %	19	45.30 %	18	21	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.48 %	97.38 %	9	95.32 %	55	55	
Overall Ranking:			In State:	18 / 19	Nationally:	30 35	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$27,698	\$26,930		\$26,635	384 Units	38.50 %	
Homebuyer Unit	\$12,952	\$16,153		\$14,938	540 Units	54.20 %	
Homeowner-Rehab Unit	\$16,122	\$15,040		\$20,675	73 Units	7.30 %	
TBRA Unit	\$0	\$3,906		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Worcester MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$125,577	\$77,299	\$42,317
State:*	\$147,860	\$102,418	\$22,885
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.14

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	44.2	35.0	54.8	0.0	Single/Non-Elderly:	42.4	24.3	23.3	0.0
Black/African American:	16.5	17.4	5.5	0.0	Elderly:	22.0	4.8	27.4	0.0
Asian:	0.8	2.6	1.4	0.0	Related/Single Parent:	15.2	23.7	15.1	0.0
American Indian/Alaska Native:	2.1	0.7	0.0	0.0	Related/Two Parent:	15.7	44.4	32.9	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	3.7	2.8	1.4	0.0
American Indian/Alaska Native and White:	0.3	0.2	0.0	0.0					
Asian and White:	0.3	0.4	0.0	0.0					
Black/African American and White:	0.0	0.2	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.2	0.0	0.0					
Other Multi Racial:	0.5	1.3	2.7	0.0					
Asian/Pacific Islander:	0.5	1.7	2.7	0.0					
ETHNICITY:									
Hispanic	34.8	40.4	32.9	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	46.3	15.4	20.5	0.0	Section 8:	25.4	4.3 [#]		
2 Persons:	15.4	14.6	20.5	0.0	HOME TBRA:	0.5			
3 Persons:	15.2	21.3	16.4	0.0	Other:	21.2			
4 Persons:	12.3	24.8	21.9	0.0	No Assistance:	52.9			
5 Persons:	8.1	18.3	13.7	0.0					
6 Persons:	2.4	4.1	2.7	0.0					
7 Persons:	0.3	1.5	2.7	0.0					
8 or more Persons:	0.0	0.0	1.4	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				167

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Worcester State: MA Group Rank: 30
 (Percentile)
 State Rank: 18 / 19 PJs Overall Rank: 35
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	86.89	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	53.92	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	71.35	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	99.48	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0.73	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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